Clay County, Missouri
Land Survey Document

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HARBOR LAKE FOURTH PLAT

FINAL PLAT

A Major Subdivision in Smithville,
Clay County, Missouri

Recorded in Clay County, Missouri
Date and Time: 12/10/2004 at 03:04:44 PM
Instrument Number: T09201
Book: F Page: 168
Instrument Type: PL
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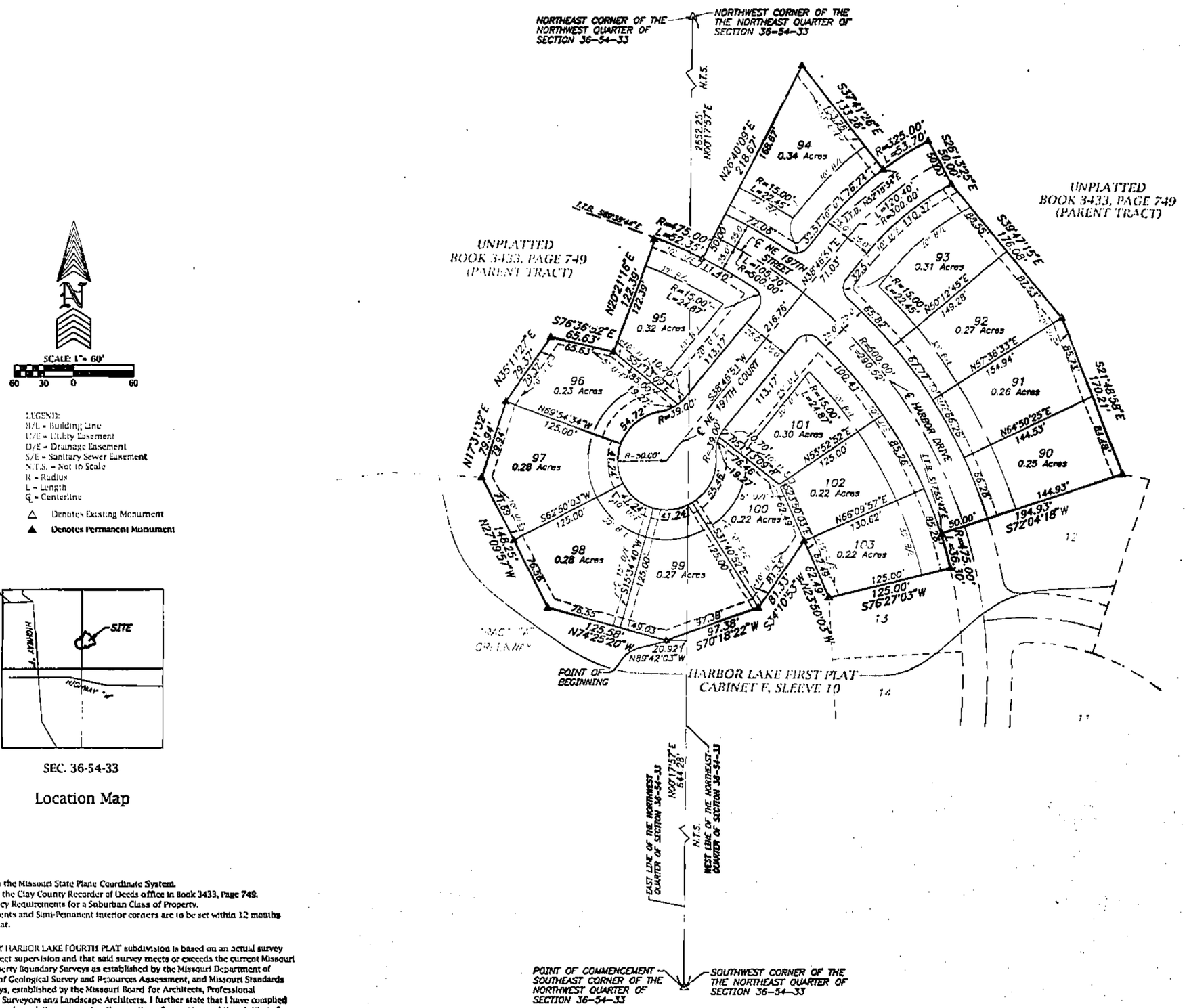
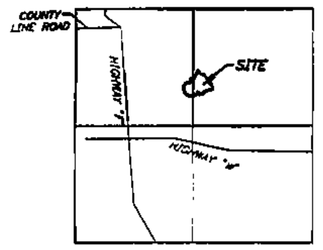
Recording Fee: 968.00 9
Grantor:PORTER CRAIG DEVELOPMENT
Grantee:HARBOR LAKE FOURTH PLAT
RECORDER OF DEEDS CLAY COUNTY, MO
Robert T Sevier, Recorder



SCALE 1"= 60'
60 30 0 60

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
N.T.S. = Not in Scale
R = Radius
L = Length
℄ = Centerline
△ Denotes Existing Monument
▲ Denotes Permanent Monument



SEC. 36-54-33

Location Map

NOTE:
1. Bearing System is based on the Missouri State Plane Coordinate System.
2. Parent tract is recorded at the Clay County Recorder of Deeds office in Book 3433, Page 749.
3. This plat meets the Accuracy Requirements for a Suburban Class of Property.
4. Permanent Exterior Monuments and Semi-Permanent interior corners are to be set within 12 months of recording of the Final Plat.

I hereby state that the plat of HARBOR LAKE FOURTH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE 11-15-04 STATE OF MISSOURI SAM ANTHONY AYLETT NUMBER LS-2074 REGISTERED LAND SURVEYOR SAM A. AYLETT, LS-2074

DESCRIPTION:
All that part of the North Half of Section 36, Township 54, Range 33, Smithville, Clay County, Missouri, described as follows: Commencing at the Southeast Corner of the Northwest Quarter of said Section 36; thence North 00 degrees 17 minutes 57 seconds East along the East line of the Northwest Quarter of said Section 36, a distance of 644.28 feet; thence North 89 degrees 42 minutes 03 seconds West, a distance of 20.92 feet to the Point of Beginning of the tract of land herein to be described; said point being on the Northerly line of HARBOR LAKE FIRST PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri; thence North 74 degrees 25 minutes 20 seconds West along said line, a distance of 125.58 feet; thence continuing along said line North 27 degrees 09 minutes 57 seconds West, a distance of 148.25 feet; thence North 17 degrees 31 minutes 32 seconds East, a distance of 79.94 feet; thence North 35 degrees 11 minutes 27 seconds East, a distance of 79.37 feet; thence South 76 degrees 36 minutes 52 seconds East, a distance of 65.63 feet; thence North 20 degrees 21 minutes 16 seconds East, a distance of 122.39 feet; thence Easterly along a curve to the Right, having an initial tangent bearing of South 60 degrees 38 minutes 44 seconds East and a radius of 475.00 feet, an arc distance of 52.35 feet; thence North 26 degrees 40 minutes 09 seconds East, a distance of 218.67 feet; thence South 37 degrees 41 minutes 26 seconds East, a distance of 133.26 feet; thence Northeasterly along a curve to the Right, having an initial tangent bearing of North 52 degrees 18 minutes 34 seconds East and a radius of 325.00 feet, an arc distance of 53.70 feet; thence South 28 degrees 13 minutes 25 seconds East, a distance of 50.00 feet; thence South 39 degrees 47 minutes 15 seconds East, a distance of 176.08 feet; thence South 21 degrees 48 minutes 58 seconds East, a distance of 170.21 feet, to the most Northerly Corner of lot 12 of said HARBOR LAKE FIRST PLAT; thence South 72 degrees 04 minutes 18 seconds West along the Northerly line of said HARBOR LAKE FIRST PLAT, a distance of 194.93 feet, to the Westerly Right-of-Way line of Harbor Drive; thence Southerly along said Right-of-Way line, along a curve to the Right, having an initial tangent bearing of South 17 degrees 55 minutes 42 seconds East and a radius of 475.00 feet, an arc distance of 36.30 feet, to the most Northerly Corner of Lot 13 of said HARBOR LAKE FIRST PLAT; thence South 76 degrees 27 minutes 03 seconds West along the Northerly line of said HARBOR LAKE FIRST PLAT, a distance of 125.00 feet; thence continuing along said line North 23 degrees 50 minutes 03 seconds West, a distance of 62.49 feet; thence continuing along said line South 34 degrees 10 minutes 53 West, a distance of 81.33 feet; thence continuing along said line South 70 degrees 18 minutes 22 seconds West, a distance of 97.38 feet, to the Point of Beginning. Said tract contains 4.76 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "HARBOR LAKE FOURTH PLAT".

EASEMENTS: An easement or license is hereby granted to the City of Smithville, Missouri to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits, sewers and water mains, gas, poles or wires, anchors and surface drainage, upon over and under the areas outlined on this plat and designated by the words "Utility Easement" or "U/E, "Sanitary Easement" or "S/E", "Drainage Easement" or D/E.

STREETS: Streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: CRAIG PORTER DEVELOPMENT, L.L.C., a Missouri Limited Liability Company, has by the authority of its Members caused this instrument to be executed by its Manager this 10th day of November, 2004.

CRAIG PORTER DEVELOPMENT, L.L.C.
Craig A. Porter
Craig A. Porter, Manager

STATE OF MISSOURI
COUNTY OF Clay SS.

On this 10th day of November, 2004, before me appeared Craig A. Porter to me personally known who being by me duly sworn did say that he is Manager of CRAIG PORTER DEVELOPMENT, L.L.C. and that said instrument was signed on behalf of said company by authority of its members and said Craig A. Porter acknowledged said instrument to be the free act and deed of said company.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My commission Expires: 12/2/06
Vicki L. Durbin
NOTARY PUBLIC
VICKI L. DURBIN Notary Public - State of Missouri Commissioned in Jackson County My Commission Expires 12/2/2006

This plat of "HARBOR LAKE FOURTH PLAT" has been submitted to and approved by the Planning Commission this 3RD day of June, 2004.

CHAIRMAN
SECRETARY

The dedications shown on this plat have been accepted by the board of Aldermen of the City of Smithville, Missouri, this 15th day of June, 2004.

MAYOR
CITY CLERK

STATE OF MISSOURI
COUNTY OF _____ SS.

This is to certify that this instrument was filed for record in the Register Of Deeds Office on the _____ day of _____, 2004. In Book _____, Page _____ at _____ PM/AM O'Clock.

DEPUTY
REGISTER OF DEEDS

RECEIVED NOV 19 2004

FINAL PLAT
HARBOR LAKE FOURTH PLAT
Smithville, Clay County, Missouri

Aylett, Flowers Survey & Engineering Company
201 NW 72ND Street-Gladstone, Missouri 64118-1821
Phone: (816) 436-0752-www.afsec.com-Fax: (816) 436-0747
Land Surveying - Civil Engineering - Land Planning

Prepared For:
CRAIG PORTER DEV., INC
P.O. BOX 136
KEARNEY, MO 64060

Drawn By: NRM	File Name: 42810FFA.DWG	SEC. 36-54-33	Date: June 13, 2004	Job No: 42810